

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/17 Pach Road Wantirna South VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

13/15 Lewis Road Wantirna South VIC 3152	\$625,000	26-Apr-21
2/14 Phyllis Street Bayswater VIC 3153	\$633,000	30-Apr-21
2/21 Grandview Grove Bayswater VIC 3153	\$635,100	08-Jul-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 September 2021


13/15 Lewis Road Wantirna South VIC 3152

 2
  1
  1

Sold Price

\$625,000

Sold Date

26-Apr-21

Distance

0.79km

2/14 Phyllis Street Bayswater VIC 3153

 2
  1
  1

Sold Price

\$633,000

Sold Date

30-Apr-21

Distance

0.86km

2/21 Grandview Grove Bayswater VIC 3153

 2
  1
  1

Sold Price

\$635,100

Sold Date

08-Jul-21

Distance

1.91km
RS = Recent sale

UN = Undisclosed Sale

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